

144.0

0007

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

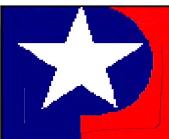
656,000 / 656,000

USE VALUE:

656,000 / 656,000

ASSESSED:

656,000 / 656,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
154		SCITUATE ST, ARLINGTON

Legal Description							User Acct
							94445
							GIS Ref
							GIS Ref
							Insp Date
							06/16/18

OWNERSHIP

Unit #:

Owner 1: KIMBALL WAYNE W	
Owner 2: CLIFFORD ELIZABETH L	
Owner 3:	
Street 1: 154 SCITUATE STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MADAN NEEL -	
Owner 2: DAHLMANN KRISTEN -	
Street 1: 154 SCITUATE STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1120 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

PREVIOUS ASSESSMENT										Parcel ID	144.0-0007-0003.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	205,200	0	4,783.	450,800	656,000		Year end	12/23/2021			
2021	101	FV	199,400	0	4,783.	450,800	650,200		Year End Roll	12/10/2020			
2020	101	FV	199,500	0	4,783.	450,800	650,300	650,300	Year End Roll	12/18/2019			
2019	101	FV	180,700	0	4,783.	422,600	603,300	603,300	Year End Roll	1/3/2019			
2018	101	FV	180,700	0	4,783.	349,400	530,100	530,100	Year End Roll	12/20/2017			
2017	101	FV	180,700	0	4,783.	321,200	501,900	501,900	Year End Roll	1/3/2017			
2016	101	FV	180,700	0	4,783.	293,000	473,700	473,700	Year End	1/4/2016			
2015	101	FV	176,500	0	4,783.	287,400	463,900	463,900	Year End Roll	12/11/2014			

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
MADAN NEEL,	57229-190		8/1/2011		419,750	No	No					
HUVOS CHRISTOPH	40678-230		8/28/2003		400,000	No	No					
	17342-585		8/1/1986		165,000	No	No	Y				

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
3/7/1997	91	Manual	5,375					REBUILD WDK/DOORS	6/16/2018	Inspected	BS	Barbara S	
									5/7/2018	MEAS&NOTICE	BS	Barbara S	
									7/2/2012	Measured	JBS	JOHN S	
									11/1/2011	MLS	EMK	Ellen K	
									4/14/2009	Inspected	372	PATRIOT	
									1/27/2009	Measured	336	PATRIOT	
									1/16/2004	MLS	HC	Helen Chinal	
									1/18/2000	Inspected	276	PATRIOT	
									11/30/1999	Mailer Sent			
									Sign:	VERIFICATION OF VISIT NOT DATA			

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4783	Sq. Ft.	Site			0	80.	1.18	9									450,792						450,800	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath	Rating:			SCUTTLE.									
Sty Ht: 2	2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average												
Foundation: 2	Conc. Block			A 3QBth	Rating:												
Frame: 1	Wood			1/2 Bath: 1	Rating: Average												
Prime Wall: 1	Wood Shingle			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 3	Gambrel			OTHER FEATURES													
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1									
Color: GREY				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	Average			CONDOS INFORMATION													
Year Blt: 1925	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV	Average	31.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2	Plaster			Functional:		%		Interior:	1	6	2	M					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: L	Typical			Special:		%		Kitchen:									
Prim Floors: 3	Hardwood			Override:		%		Baths:									
Sec Floors:		%		Total:	31	%		Plumbing:									
Bsmnt Flr: 12	Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	130.00			Heating:									
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:									
Electric: 3	Typical			Const Adj.: 0.94962192				COMPARABLE SALES									
Insulation: 2	Typical			Adj \$ / SQ: 166.659				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Other Features: 73500													
Heat Fuel: 1	- Oil			Grade Factor: 1.00													
Heat Type: 5	- Steam			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 297325													
% Com Wal		% Sprinkled		Depreciation: 92171													
				Depreciated Total: 205154													
MOBILE HOME				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val							
SPEC FEATURES/YARD ITEMS				Serial #:													
PARCEL ID 144.0-0007-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N					Total Yard Items:												
					Total Special Features:												
					Total:												
IMAGE AssessPro Patriot Properties, Inc																	
																	